

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

November 5, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy
Commissioners Beavers, Butler, Claypool, Daley, Gorman, Maldonado, Moreno,
Peraica, Schneider, Sims, Steele and Suffredin (14)

Absent: Commissioners Collins, Goslin and Quigley (3)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendations is as follows:

282797 DOCKET #8169 – F. ROBERTS, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 7 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the north side of 143rd Street, approximately 210 feet east of Sacramento Avenue in Bremen Township, County Board District #5. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved approval of Communication No. 289797. The motion carried unanimously.

SECTION 2

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

296764 DOCKET #8476 – R. CLAPS, Owner, Application (No. V-08-90): Variation to reduce left side yard setback from 15 feet to 3 feet 6 inches; for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Crest Avenue, approximately 541 feet south of Howard Street in Elk Grove Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: 52 surrounding homeowners signed petition; 8 homeowners appeared at the hearing and objected due to the area having flooding problems and the 3 feet 6 inch side yard setback. The Zoning Board of Appeals received numerous letters of objection citing same reasons and stating that applicant has plenty of room for expansion in rear yard without a variation. Letter from the President of the Forestview Homeowners Association stating this would be an 83% reduction. Letter from Elk Grove Township stating it may be an excessive request.

***Deferred at the board meeting of October 15, 2008.**

Commissioner Gorman, seconded by Commissioner Butler, moved approval to referred Communication No. 296764, to the Zoning Board of Appeals. The motion carried unanimously.

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendations are as follows:

297141 DOCKET #8478 – L. & S. POMERANCE, Owners, Application (No. V-08-92): Variation to reduce lot left side yard setback from 15 feet to 3 feet (existing); and reduce rear yard setback from 40 feet (through lot) to 15 feet to replace an existing shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the northwest corner of Chestnut Road and Birchwood Drive in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

297142 DOCKET #8479 – B. PASSARIS, Owner, Application (No. V-08-93): Variation to reduce front yard setback from 30 feet to 0.87 feet; and reduce corner side yard setback from 30 feet to 1.5 feet for outside patio/decks in the C-4 General Commercial District. The subject property consists of approximately 1.13 acres, located on the southwest corner of Roosevelt Road and Turner Avenue in Proviso Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Daley, seconded by Commissioner Claypool, moved approval of Communication Nos. 297141 and 297142. The motion carried unanimously.

SECTION 4

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

296767 MICHAEL P. CLOONAN, Owner, 1532 South Roselle Road, Schaumburg, Illinois. Application (No. SU-07-08; Z07081). Submitted by Meadowhill Development, Inc., 1532 South Roselle Road, Schaumburg, Illinois 60193. Seeking a SPECIAL USE, in the R-4 Single Family Residence District for a Preliminary Planned Unit Development for eight (8) new single family homes and one (1) existing single family home in Section 17 of Hanover Township. Property consists of 9.72388 acres located on the northside of Wolsfeld Drive approximately 1430 feet north of Park Avenue in Hanover Township, County Board District #15. Intended use: Currently there is one (1) single family home on the subject properties. The proposed use is to construct eight (8) new single family homes.

297143 ELEANORE K. GARBER, Owner, 40947 North Champaign Drive, Antioch, Illinois 60002. Application (No. SU-08-07; Z08105). Submitted by Scott Miller, Miller Realty Group LLC, 12 Creekside Lane, Barrington Hills, Illinois. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District to operate a landscape company in Section 28 of Barrington Township. Property consists of 6.07 acres located on the east side of Sutton Road, approximately 1,200 feet south of Penny Road in Barrington Township, County Board District #14. Intended use: Operate landscape company from property.

Commissioner Peraica, seconded by Commissioner Sims, referred the following New Applications to the Zoning Board of Appeals. The motion carried unanimously.

Commissioner Moreno, seconded by Commissioner Steele, moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary